

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, December 11, 2014 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings:** 9/25/14, 11/13/14, 11/20/14

2. **Land Use Enforcement**
 - a. **Enforcement Officer's Report:**

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission 11/10/14; Zoning Board of Appeals 12/1/14; Planning Commission; Aquifer Protection Agency 11/20/14

 - b. **Approved Zoning Meeting Date Calendar for the 2015 year**

4. **Public Hearing 7:30 p.m.**
 - a. **Proposed Regulation Change #201401012:** Section 242-405 A-G – Apartment Units within Single Family Dwellings
 1. Response memo from Planning Commission to Zoning Commission dated 11/21/14
 2. Response memo from HVCEO dated 12/2/14

5. **Old Business:**
 - a. **857-857A Federal Road (Green Acres Luxury Apartments) #201400966:** Site Plan Modification for proposed changes to building elevations, windows, Fenestration, trim and architectural features (*dec date 12/26/14 – 65 extension days available*)
 1. Incentive Housing Restriction Document (*distributed at meeting on 11/20*)

 - b. **215 Federal Road (Rite Aid) #201401062:** Illuminated roadside sign with reader board

 - c. **57 Laurel Hill Road:** Incentive Housing Restriction Document

6. **New Business:**
 - a. **419 Federal Road #201401076:** Caretakers Apartment
 1. Map titled “Proposed Caretaker’s Apt” prepared by Kevin Kenney, P.E. dated 10/9/14 – drawing no FP2-2

 - b. **419 Federal Road #201401078:** Site Plan Modification for the addition of two (2) dormers on the East side of the building (*dec date 2/14/15*)
 1. Map titled “Proposed Rear Elevation” prepared by Kevin Kenney, P.E. dated 10/9/14 – drawing no RE-1

 - c. **227 Federal Road (Dinette Depot) #201401089:** 2 Illuminated Building Signs

 - d. **140 Federal Road (Chick-fil-A) #201300192:** Request for bond release/reduction (*total bond amount is \$75,000*)

 - e. **7 Granite Drive (Brookfield Heights – Lot 4) #201300163:** Request for final bond release \$1,056.00

- f. **200 Federal Road (Costco) #201200055: Request for second bond release of \$210,000.00** (*leaving a balance of \$40,000.00*)
- g. **140 Federal Road (Chick-fil-A) #201401117: Site Plan Modification for addition of fire lane striping, fire lane signage, and four additional parking stalls in the main drive aisle** (*dec date 02/14/15*)
1. Letter from D. Pedersen of the Lauro Group dated 11/21/14
 2. Map titled "Parking Plan" prepared by the Lauro Group, dated 11/11/14, Sheet P-1
 3. Response e-mail from Police Dept. to A. Dew dated 12/3/14
- h. **901 Federal Road (Newbury Village) #200200697: Request for bond release of \$110,000** (*leaving balance of \$20,000*)
- i. **2 Huckleberry Hill Rd #201401125: Site Plan Modification to install a Cogeneration Unit plus mechanical / electrical upgrades** (*dec date 02/14/15*)
1. Cover Sheet titled "Site Plan with Revisions" prepared by Controlled Air Inc. dated 12/2/14
 - "Site Plan" dated 11/21/14 – drawing S-1
 - "Second Floor, Roof HVAC Plan" – drawing M-2
 - "Proposed Location of New Cogen"
 - "Proposed Location of new Rooftop Heating Units" – South side of Huckleberry Hill looking North-North West at building
 - "Proposed Location of new Rooftop Heating Units" from South side of Huckleberry Hill Rd looking North-North East at building.
- j. **Proposed Zone Change: Town Center District: Incentive Housing District Overlay; Central Core sub-zone** (*earliest ph date 1/22/15*).
- k. **101, 103 & 105 Laurel Hill Rd #201401132: Design Review for a mixed use with 98 Residential Units and 8,600 square foot Commercial buildings** (*earliest ph date 1/22/15*)
1. "Site Engineering Report" prepared by J.F.M. Engineering, Inc. dated 11/20/14 updated 12/2/14
 2. **Map Cover Sheet titled "Proposed Multi-Family Mixed Use Development, 101-103 Laurel Hill Road" prepared by Environmental Land Solutions [Landscape Architect & Environmental Consultant], LLC; MacMillan Architects [Architect]; John Farnsworth Assoc. [Surveyor]; and J.F.M. Engineering, Inc. [Site Engineer] – dated 12/2/14**
 - "Existing Conditions & Demolition Plan" dated 11/20/14 revised 12/4/14 – sheet EX1
 - "Site Development Layout Plan" dated 11/20/14 revised 12/4/14 – sheet SD1
 - "Site Development – North Grading Plan (Sheet 1 of 2)" dated 11/20/14 revised 12/4/14 – sheet SD2N
 - "Site Development – South Grading Plan (Sheet 2 of 2)" dated 11/20/14 revised 12/4/14 – sheet SD2S
 - "Site Development – North Utility, Sewer & Drainage Plan (Sheet 1 of 2)" – dated 11/20/14 revised 12/4/14 – sheet SD3N
 - "Site Development – South Utility, Sewer, & Drainage Plan (Sheet 2 of 2)" dated 11/20/14 revised 12/4/14 – sheet SD3S
 - "Sanitary Sewer Extension Plan & Profile – North End (Sheet 1 of 2)" dated 11/20/14 revised 12/4/14 – sheet SD4N
 - "Sanitary Sewer Extension Plan & Profile – South End (Sheet 2 of 2)" dated 11/20/14 revised 12/4/14 – sheet SD4S
 - "Site Development Details (Sheets 1 thru 3)" dated 11/20/14 revised 12/4/14 – sheet SD5A, SD5B and SD5C

- “S&E Control Plan (Sheet 1 of 2)” dated 11/20/14 revised 12/4/14 – sheet SD6A
- “S&E Control Details (Sheet 1 of 1)” dated 11/20/14 revised 12/4/14 – sheet SD6B
- “Landscape and Lighting Plan, 20 Scale Site – North End (Sheet 1 of 2)” dated 11/20/14 – sheet LP1
- “Landscape and Lighting Plan 20 Scale Site – South End (Sheet 2 of 2)” dated 11/20/14 – sheet LP2
- “Landscape Details” dated 11/20/14 – sheet LP3
- “Wetland Mitigation Plan” dated 11/20/14 – sheet LP4
- “Footcandle Plan” dated 11/20/14 – sheet LP5

Architectural Plans prepared by Macmillan Architect:

- “Floor Plans – Building A” dated 11/20/14 – sheet A-100
- “Elevations – Building A” dated 11/20/14 – sheet A-200
- “Floor Plans – Building B” dated 11/20/14 – sheet B-100
- “Elevations – Building B” dated 11/20/14 – sheet B-200
- “Floor Plans – Building C” dated 11/20/14 – sheet C-100
- “Elevations – Building C” dated 11/20/14 – sheet C-200
- “Floor Plans – Building D” dated 11/20/14 – sheet D-100
- “Elevations – Building D” dated 11/20/14 – sheet D-200
- “Floor Plans – Building E” dated 11/20/14 – sheet E-100
- “Elevations – Building E” dated 11/20/14 – sheet E-200

7. Tabled Items:

8. Informal Discussion:

- Vertical expansion of pre-existing, non-conforming structures:** Requested by A. Dew. She would also like to extend an invitation to Attorney Beecher to attend the next Zoning Meeting on 12/18/14.
- Work Hours for Construction:**

9. Comments of Commissioners:

10. Adjourn:

****Next Regular Meeting Scheduled for December 18, 2014****